

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): San Diego

State: CA

PJ's Total HOME Allocation Received: \$133,047,591

PJ's Size Grouping*: A

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	A	Overall
Program Progress:				PJs in State: 92			
% of Funds Committed	87.05 %	90.22 %	58	90.66 %	15	23	
% of Funds Disbursed	81.19 %	80.19 %	39	81.06 %	40	38	
Leveraging Ratio for Rental Activities	7.99	5.73	1	4.62	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	72.76 %	1	81.27 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	82.30 %	60.11 %	24	68.23 %	80	72	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	76.01 %	78.04 %	58	79.86 %	31	28	
% of 0-30% AMI Renters to All Renters***	39.84 %	41.03 %	44	44.82 %	35	38	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	91.64 %	92.04 %	66	94.65 %	18	20	
Overall Ranking:			In State:	18 / 92	Nationally:	64 68	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$50,159	\$32,339		\$25,419	1,388 Units	42.80 %	
Homebuyer Unit	\$26,132	\$19,480		\$14,530	967 Units	29.80 %	
Homeowner-Rehab Unit	\$11,591	\$26,371		\$20,251	482 Units	14.90 %	
TBRA Unit	\$7,098	\$2,782		\$3,156	403 Units	12.40 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): San Diego CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$169,828	\$150,103	\$15,487
State:*	\$125,042	\$108,908	\$27,200
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.04

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	31.0	15.1	32.2	64.3
Black/African American:	29.5	7.5	34.3	15.1
Asian:	1.7	3.2	2.1	0.0
American Indian/Alaska Native:	0.2	0.0	0.8	0.7
Native Hawaiian/Pacific Islander:	0.2	0.1	1.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.2	0.1	0.0	0.0
Black/African American and White:	0.2	0.0	0.2	0.0
American Indian/Alaska Native and Black:	0.1	0.0	0.0	0.0
Other Multi Racial:	1.5	2.0	0.0	0.0
Asian/Pacific Islander:	5.0	4.2	0.4	8.2

ETHNICITY:

Hispanic	30.6	67.8	28.9	11.7
----------	--	--	--	--

HOUSEHOLD SIZE:

1 Person:	40.4	13.7	36.8	60.3
2 Persons:	18.3	11.2	23.7	21.3
3 Persons:	14.0	16.7	12.9	7.7
4 Persons:	12.1	26.3	11.2	5.7
5 Persons:	8.9	19.0	7.3	3.5
6 Persons:	3.3	9.1	4.8	1.5
7 Persons:	1.5	3.1	1.7	0.0
8 or more Persons:	1.5	0.8	1.7	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	19.2	12.9	13.1	19.9
Elderly:	31.5	1.8	45.1	67.7
Related/Single Parent:	25.8	16.0	19.5	3.5
Related/Two Parent:	18.8	63.9	21.6	4.0
Other:	4.7	5.4	0.6	5.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	22.4	0.1 [#]
HOME TBRA:	6.5	
Other:	16.9	
No Assistance:	54.2	

of Section 504 Compliant Units / Completed Units Since 2001 179

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): San Diego State: CA Group Rank: 64
(Percentile)
State Rank: 18 / 92 PJs Overall Rank: 68
(Percentile)
Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	82.3	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	76.01	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	91.64	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	2.89	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

